

BRISTOL HEIGHTS ADDITION, DIVISION NO. 5

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the land described in Exhibit A attached hereto is contiguous and adjacent to the City of Idaho Falls and is subject to annexation to the City of Idaho Falls pursuant to the provisions of Section 50-222, Idaho Code, as amended; and,

WHEREAS, it appears to the Mayor and City Council that this land should be annexed to, and become a part of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IDAHO FALLS, AS FOLLOWS:

Section 1. Annexation of Property. The land described in Exhibit A attached hereto is hereby annexed to the City of Idaho Falls.

Section 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

Section 3. Effective Date. This Ordinance shall be effective upon its passage, execution, and publication in the manner provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, on the 23rd day of January, 2014, and signed by the Mayor on the 24th day of January, 2014.

STATE OF IDAHO )

County of Bonneville )

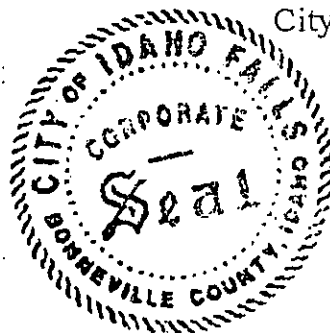
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I, ROSEMARIE ANDERSON, City Clerk of the City of Idaho Falls, Idaho, do hereby certify: That the above and foregoing is a full, true, and correct copy of an Ordinance entitled, "AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS, IDAHO; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND, ESTABLISHING EFFECTIVE DATE."

Rosemarie Anderson

Rosemarie Anderson

City Clerk



**EXHIBIT "A"**

**BRISTOL HEIGHTS ADDITION, DIVISION NO. 5**

Beginning at a point that is N.0°08'04"E. 1319.63 feet along the Section line and S.89°29'08"E. 842.16 feet from the Southwest Corner of Section 31, Township 2 North, Range 38 East of the Boise Meridian, said point being the Southeast Corner of Bristol Heights, Division No. 4, an addition to the City of Idaho Falls, Bonneville County, Idaho; running thence along the Easterly boundary of said Bristol Heights, Division No. 4 the following four (4) courses: N.0°08'04"E. 194.32 feet to a point on a curve with a radius of 80.00 feet and a chord bearing N.11°39'05"E. 31.08 feet; thence to the left along said curve 31.27 feet through a central angle of 22°23'54"; thence N.0°27'08"E. 23.26 feet; thence S.89°32'52"E. 132.85 feet; thence N.0°27'08"E. along said Easterly boundary of said Bristol Heights, Division No. 4 and the Easterly boundary of Bristol Heights, Divisions No. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho and Bristol Heights, Division No. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho 610.00 feet; thence S.89°32'52"E. 317.00 feet to the Westerly Boundary line of Victorian Village, Division No. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho; thence S.0°27'08"W. along said Westerly Boundary line and the Westerly boundary lines of Victorian Village, Division No. 3, an addition to the City of Idaho Falls, Bonneville County, Idaho and Victorian Village, Division No. 11, an addition to the City of Idaho Falls, Bonneville County, Idaho 858.56 feet; thence N.89°29'08"W. 454.81 feet to the POINT OF BEGINNING.

CONTAINING: 7.029 acres.



BASLINE CONTRACTORS, INC.  
P.O. BOX 434  
SHELLEY, IDAHO 83274  
Email: baselinecon.inc@live.com  
FAX: (208) 298-3847  
PHONE:  
Jim Patchin (208) 521-7332  
Mark Hudson (208) 521-7331

# BRISTOL HEIGHTS DIVISION NO. 5

AN ADDITION TO THE CITY OF IDAHO FALLS,  
BONNEVILLE COUNTY, IDAHO  
BEING PART OF GOVERNMENT LOT 3, SECTION 31, T. 2N., R. 38E. B.M.

## RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of BRISTOL HEIGHTS DIVISION NO. 5, and addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 15 day of March, 2014 at 9:23 AM and recorded under Instrument Number 1468840.

*Ronald Longmore*  
Bonneville County Recorder

Instrument # 1468840  
IDAHO FALLS, BONNEVILLE, IDAHO  
3-18-2014 09:23:16 No. of Pages: 1  
Recorded for: LEE GAGNER  
RONALD LONGMORE  
Ex-Officio Recorder Deputy Fee: 11.00  
Index to: PLAT

## CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City Council of Idaho Falls, Idaho adopted this 2nd day of January, 2014.

*Robert J. Mc*  
Mayor

*Boamari Anderson*  
City Clerk

*Kyle*  
City Engineer

*Steven E. Anderson*  
City Surveyor

SCALE: 1" = 100'

## TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 3/14/14

*John M. Mark Hansen*  
Bonneville County Treasurer

## HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

EASTER IDAHO PUBLIC HEALTH DISTRICT

Date: 3-14-14

*Nathaniel*  
Environmental Health Specialist, REHS

## IRRIGATION WATER RIGHTS RELEASE

The property included in this plat has petitioned for and been removed from all future irrigation water rights.

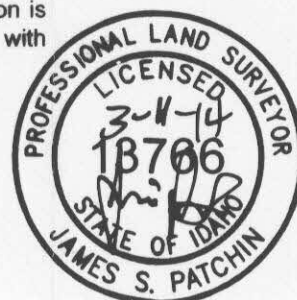
Date: 2-27-14

Instrument No. 1467751

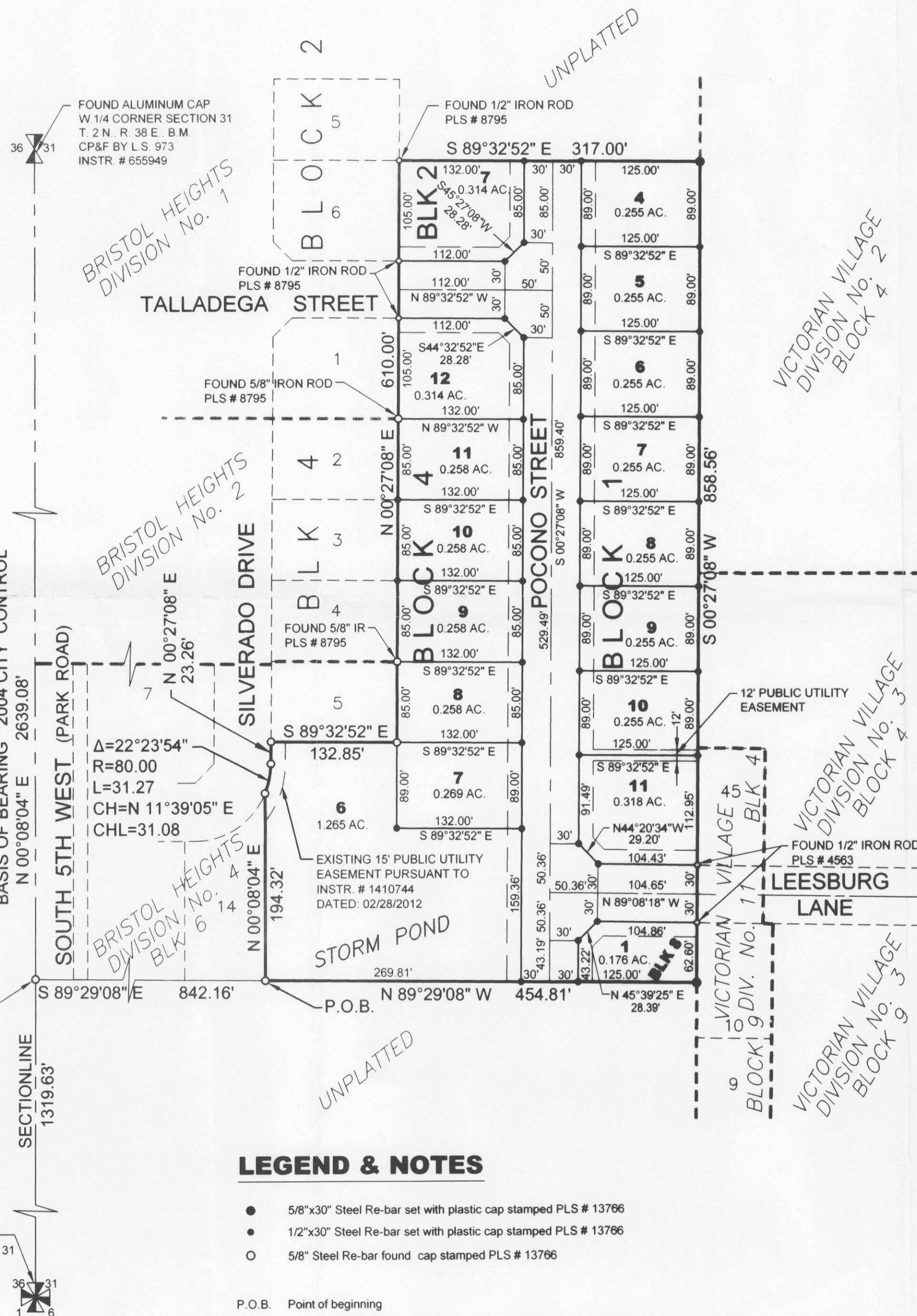
## SURVEYOR'S CERTIFICATE

I, James S. Patchin, a licensed Professional Land Surveyor in and for the State of Idaho do hereby certify that the survey of this subdivision, designated as Bristol Heights, Division No. 5, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

*James S. Patchin*  
P.L.S. #13766



FOUND BRASS CAP  
S.W. CORNER SECTION 31  
T. 2 N., R. 38 E., B.M.  
CP&F BY L.S. 973  
INSTR. # 499853



## LEGEND & NOTES

- 5/8"x30" Steel Re-bar set with plastic cap stamped PLS # 13766
- 1/2"x30" Steel Re-bar set with plastic cap stamped PLS # 13766
- 5/8" Steel Re-bar found cap stamped PLS # 13766

P.O.B. Point of beginning

— A fifteen wide Public Utility and Sidewalk Easement is hereby granted along all road frontages within each lot.

Lot 1, Block 8 is a landscape lot and public utility easement maintained by Home Owners Association.

BRISTOL HEIGHTS DIV. 5  
BASELINE

## BOUNDARY DESCRIPTION

Beginning at a point that is N.0°08'04"E. 1319.63 feet along the Section line and S.89°29'08"E. 842.16 feet from the Southwest Corner of Section 31, Township 2 North, Range 38 East of the Boise Meridian, said point being the Southeast Corner of Bristol Heights, Division No. 4, an addition to the City of Idaho Falls, Bonneville County, Idaho; running thence along the Easterly boundary of said Bristol Heights, Division No. 4 the following four (4) courses: N.0°08'04"E. 194.32 feet to a point on a curve with a radius of 80.00 feet and a chord bearing N.11°39'05"E. 31.08 feet; thence to the left along said curve 31.27 feet through a central angle of 22°23'54"; thence N.0°27'08"E. 23.26 feet; thence S.89°32'52"E. 132.85 feet; thence N.0°27'08"E. along said Easterly boundary of said Bristol Heights, Division No. 4 and the Easterly boundary of Bristol Heights, Divisions No. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho and Bristol Heights, Division No. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho 610.00 feet; thence S.89°32'52"E. 317.00 feet to the Westerly Boundary line of Victorian Village, Division No. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho 610.00 feet; along said Westerly Boundary line and the Westerly boundary lines of Victorian Village, Division No. 3, an addition to the City of Idaho Falls, Bonneville County, Idaho and Victorian Village, Division No. 11, an addition to the City of Idaho Falls, Bonneville County, Idaho 858.56 feet; thence N.89°29'08"W. 454.81 feet to the POINT OF BEGINNING. CONTAINING: 7.029 acres.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Idaho Real Estate Investors, LLC (the undersigned), is the lawful owner of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as BRISTOL HEIGHTS, DIVISION NO. 5, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate, grant and convey to the public, all streets and rights-of-ways shown hereon, that we also grant and convey to the City of Idaho Falls all Public Utility and Sidewalk Easements shown on the plat and that we hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or the City of Idaho Falls, as the case may be, against said owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who later claimed to have lawfully held any rights in said estate as of the date hereof.

Owners, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City and its successors, assigns or permittees shall also have the right, at Owners' or their heirs' successors' or assigns' expense, to remove, cut or trim any trees, brush ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes.

IN WITNESS WHEREOF, we have hereunto set our signatures this 5 day of March, 2014.

Idaho Real Estate Investors LLC.

*Lee Gagner*  
Lee Gagner, Managing Member/ President

## ACKNOWLEDGMENT

STATE OF Idaho, Arizona  
COUNTY OF Bonneville

On this 5 day of March, 2014, before me the undersigned, a notary public in and for said state, personally appeared Lee Gagner, known or identified to me to be a Managing Member/ President of the limited liability company of Idaho Real Estate Investors LLC, and the member who subscribed said limited liability company's name to the foregoing Owners Dedication and the Drinking Water System Certificate and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate firsts above written.

*Pima Arizona*  
Residing at: Bonneville County, Idaho  
Commission Expiration Date: 04/03/2017

## DRINKING WATER SYSTEM CERTIFICATE

Pursuant to I.C. § 50-1334, we, the owner, certify that the lots shown on this plat are eligible to receive water from the City of Idaho Falls municipal water system, and said city has agreed in writing to provide culinary water service to said lots pursuant to the provisions of Chapter 4, Title 8 of the Idaho Falls City Code as amended from time to time.

IN WITNESS WHEREOF, we have hereunto set our signatures this 5 day of March, 2014.

Idaho Real Estate Investors LLC  
*Lee Gagner*  
Lee Gagner, Managing Member/ President

## EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor licensed in the State of Idaho and that I have examined this plat and find it complies with Section 50-1305 of the Idaho Code.

Date: 3/11/14

*Steve Rounds*  
Bonneville County Surveyor,  
Steve Rounds P.L.S. # 12640